



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

June 19, 2014

Approved July 17, 2014

6:00 P.M. Work Meeting (Open to the Public)



Attendance

Planning Commission Members:

Wayne Hill
Robyn Shakespear
Blayde Hamilton
Jessica Morton
Clint Smith
Tony DiConza
Wade Thompson
Adam Jacobson

- **City Council:**

Carmen Freeman
Craig B. Tischner
Coralee Wessman-Moser

- **City Staff**

Bryn McCarty; Planning Supervisor
Sandra Llewellyn;
Cindy Quick; Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas; City Engineer
John Brems; City Attorney

- **Guests:**

Please see the attendance sign in sheet.

Bach Apartment update

Anthem Towne Self Storage

A discussion regarding elevations for the self storage units took place. Gordon Haight, Interim City Manager asks the applicant to review the landscaping plan. The applicant expresses he feels like the landscaping will be really nice here. Bryn McCarty, Planning Supervisor asks commission about fencing. She explains that the building will act as the wall, there isn't a fence here and Daybreak will be maintaining this area.

Commissioner Blayde Hamilton is nervous about setting precedence by allowing the building to act as the

fence. A brief discussion regarding precedence took place.

Upcoming Projects

Bryn McCarty, Planning Supervisor explains that the property where Deer Island was proposed is being revisited. She shows them site maps and aerial views to orient them with the location. This proposed development will be with a new developer and turns the time over to Gordon Haight, Interim City Manager. Gordon Haight orients the council and commission with the location of the development and what is next to it. He explains that one large hurdle is a secondary access road. He explains that the developer has presented an option for a road that will only be used in an emergency or fire. It would be the developer's responsibility to work with the property owners that would be affected to allow the road to be constructed. He explains that the south road will be where the mountain was cut around 8 years ago during the fire mitigation.

Mayor Freeman asks about the visibility of this project from the perspective of the residents below. Gordon explains that you can't see this area on top of the mountain. You may see area (B) but you won't see the other areas. He further explains that the road will require cut and fill and turns the time over to the applicant.

Commissioner Adam Jacobson asks about density percentages. Bryn McCarty explains that they have more than enough open space; they are actually over on their open space requirements. Commissioner Blayde Hamilton expresses desire for this subdivision to stand on its own and feels it should have a full second access road.

Applicant Nate Rieve addresses the commission and council. He mentions that Matt Lowe is the owner of this project. The project name will be Sky Village Community. He briefly expresses knowledge that this development has had some 'bad blood' in the past but this client has determination to get the project done the right way. He says that area (B) will be high density however, areas in this project can be shifted around. The desired density is 14 units per acre in these two areas. He expresses a desire to utilize the scar on the mountain as the access road to this development and beautify the area. The plan is for a low impact development. There will be over 7 miles of trail and a park. There is planned church site, small commercial site to serve the residents, and a potential fire station. He asks for feedback and direction from the commission and council. He addresses the concern for a second access road and explains that it was a recommendation from staff and UFA has agreed to the secondary road being limited to residents only.

The consensus of the commission is that this road needs to be a second complete exit always accessible. Gordon Haight explains that the proposed location of this road would be very difficult as a public connector road. He further explains that every option for a secondary access road that they've proposed has significant challenges. A discussion regarding the great need for a secondary access road ensued.

Council Member Coralee Wessman-Moser comments that density is a concern. Nate explains that density is done for economic diversity, so that everyone who would like to live in this development can afford to live here. He explains that he can move the density to the back where it's not seen as readily. He expresses that developing this land will require a lot of money.

Council Member Craig B. Tischner explains that there is a potential for a gun range in this area and wants the developer to be aware of that.

Council Member Coralee Wessman-Moser expresses that she likes the trails. Nate takes the opportunity to illustrate the planned trail heads and parking lots. He further explains that the developer wants to make it accessible to everyone not only the residents that live here.

Commissioner Wade Thompson asks about the plans to fill the commercial site. Nate responds that it will be neighborhood use, something very small.

Gordon Haight asks council for direction on the secondary access road. The consensus of the council was for a full second access road to the east of the project. Council also would like to know what the view would be from residents looking up towards the development. The density was also a concern. Commissioner Robyn Shakespear agrees.

Nate asks if there would be a compromise on density with the completion of a full second access road. The response was no. A brief discussion regarding density took place. The consensus of the council was density proposed is too high.

Gordon briefly reviews the upcoming Miller Crossing project. He wanted council/commission to be aware that there has been a neighborhood meeting regarding this development in case they start getting questions. Upcoming meetings will be scheduled. He explains that there is an issue with this project for an access road. He shows the plan and the area by the water tank and explains that there is an owner here that wants to add 8

more lots with a private road and large view lots.

7:00 P.M. Regular Planning Commission Meeting:

Attendance

Planning Commission Members:

Wayne Hill
Robyn Shakespear
Blayde Hamilton
Jessica Morton
Clint Smith
Tony DiConza
Wade Thompson
Adam Jacobson

City Council Members:

Coralee Wessman-Moser, Craig B. Tischner and Mayor Freeman

- **City Staff:**

Bryn McCarty; Planning Supervisor
Sandra Llewellyn; Planning Coordinator
Cindy Quick; Deputy Recorder
Gordon Haight; Assistant City Manager
Blake Thomas; City Engineer

- **Guests:**

Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

[7:12:02 PM](#) Chair Hill welcomes those in attendance tonight.

1.1 [7:12:19 PM](#) Reverence / Thought: [Adam Jacobson](#)

1.2 [7:12:59 PM](#) Pledge of Allegiance: [Chris Berbert](#)

1.3 [7:13:30 PM](#) Roll call: [Full Quorum, thanks council and Mayor for attending.](#)

1.4 [7:07:06 PM](#) Approval of electronic minutes for: [June 5, 2014.](#)

Commissioner Clint Smith **MOVES** to approve the minutes for June 5, 2014.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.

Motion carried.

2. REGULAR AGENDA:

- 2.1 [7:14:00 PM](#) [08Z14](#) – MD & LLC/Ken Olson – 5200 W 12600 S – Zone Change from A-1 to RM (Multi-Family Residential) – Acres: 7.42 -- Zone: A-1 (*Public hearing held on May 1, 2014*)

Planning Supervisor, Bryn McCarty briefly describes the history of this project and turns the time over to Ken Olsen (applicant). She reminds the commission that this is a recommendation to City Council.

Ken Olsen (applicant) 10299 Spring Crest Lane, briefly describes the layout and location of the proposed development. He mentions that this development will be in a dense area between Terameer and Light Rail. He expresses that he is open to any conditions. He shows the commission pictures of a similar development. The product will have a traditional look not a modern look.

A discussion regarding details of the project ensued between the commission and the applicant. The commission was concerned with density and expressed waiting to make a decision on this project until the general plan has been amended.

Ken Olsen asked the commission when that meeting for the General Plan will be held. The response was on July 10.

A brief discussion amongst the commission members took place.

Commissioner Clint Smith **MOVES** to continue this item until the next regular meeting on July 17 and allow the proposed amendment to the general plan to play out prior to making a decision on this item.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	No

Vote passed.

Motion carried.

- 2.2 [7:29:22 PM](#) [09S14](#) – Jedsco, LLC – 7300 W Rose Canyon Road – Proposed Development of 61 Single Family Lots – Acres: 32 – Zone: A-.25 – Units: 61 (*Public hearing held on June 5, 2014*)

Planning Supervisor, Bryn McCarty explains that these next two items go together and reminds the commission that the public hearing was held on June 5th. She turns the time over to the applicant.

Paul Mendenhall (applicant) is with Ricks Creek Consulting, 149 W. 1650 N. Centerville UT, he explains that he's modifying a previously approved plan. He briefly reviews the history on the proposed development. He mentions that in 2007 the approved plan included more property and had more lots. However, because of the economic down turn, the plan was not pursued. In 2011, the planning commission denied a request for an extension. In 2013, there was a preliminary plan that included 65 lots. However, it's been decided that there needs to be some modifications made to that plan. Tonight's

proposal includes 32 acres with 61 lots. Paul shows the commission a 3D fly over of the plan to show the slope of the land. 34% would be dedicated to open space. The PUD application allows some variation for setbacks and side yards. There is a storm water detention basin in the south east corner of the property. There will be a temporary detention basin on lot 143 until 7300 West is completed at that time the city would complete a regional detention basin in the area and then lot 143 will be vacated. At that time the lot will be buildable. He understands that emergency access is the largest concern for this property. He orients the commission regarding the proposed access roads. He mentions that he believes the residents in this area have never been evacuated during the fires. He feels emergency access is mitigated by providing access that does not exist now. Also allowing traffic to get north instead of only on Rose Canyon Road. He feels that many of the concerns about evacuation are actually eliminated with this development. He feels that a bigger concern regarding evacuation will be whatever is continued to be developed in High Country Estates. This additional access road will be a benefit rather than a hindrance. He describes having a primitive trail through the development for horses, mountain biking and hiking.

Commissioner Blayde Hamilton expresses a desire for a hard trail not just a soft trail. A lengthy discussion regarding desire for the trail system took place amongst the commission, the applicant, Tim Soffe and Dave Wilding. The consensus of the commission was for both a hard and soft trail, but the applicant desires a soft trail only.

Commissioner Wade Thompson asks how much higher 7300 West is above the other road? Dave Wilding responds that it's probably 10 feet. Commissioner Wade Thompson is concerned with the lot sizes next to this road. He believes it doesn't provide a good buffer. Paul Mendenhall responds that originally the layout didn't provide a good flow but creating the road it made an adjustment to the lots. A lengthy discussion regarding these lots and the design of 7300 West ensued.

Blake Thomas, City Engineer explains that this road cut will be 12-16 feet from existing to finish grade. Dave Wilding mentions that Gail's gave up a large corner of her property for this road and expresses that he believes these lots are good sized lots.

Commissioner Tony DiConza asks for water shed concerns to be addressed. Paul explains that he's looked at the state's database regarding wells in the area. Wells are hitting water at 100 feet some up higher are hitting at 278 feet. Most of the water traffic comes from the mountains. We are responsible to retain and maintain the water runoff. What they are doing should not affect that in any way. Tony asks if there is an official study that will be done. Paul explains that there haven't been any water studies done for this area. Dave Wilding expresses his knowledge about ground water studies. There is hardly any percolation that gets into the aquifer. Any rain water landing on the hill isn't going into the aquifer because it's being fed from the mountains.

Chair Hill thanks the applicant and asks for questions or comments amongst the commission. Concerns mentioned were trails, lot sizes and a desire for a buffer along the acre lots that border this development as well as fencing. Benefits mentioned were that this is the best proposal they've received so far, the commission likes the open space and the completion of 7300 West.

Bryn McCarty reviews staff requirements for these two items with the commission. Commission consensus was to require a five foot hard surface five foot soft surface trail and a three rail fence.

Commissioner Blayde Hamilton **MOVES** to approve this item with staff recommendations with some changes on item 12 that they provide a 6 foot city standard rail fence along Rose Canyon property line

and also on item 14 that should read a 10 foot wide trail and 5 foot of the trail should be paved asphalt and the other 5 foot of trail to be soft surface and determined by the parks department.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.

Motion carried.

2.3 8:21:53 PM **23C14** – Jedsco, LLC – 7300 W Rose Canyon Road – Proposed Planned Unit Development (PUD) of 61 Single Family Lots – Acres: 32 – Zone: A-.25 – Units: 61

Commissioner Blayde Hamilton **MOVES** to approve this item with staff recommendations other than item 9 that we have a six foot city standard rail fence along Rose Canyon Road and on item 11 we have a 5 foot paved asphalt and 5 foot soft material to be determined by the parks department.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.

Motion carried.

2.4 8:23:14 PM **10S14** – HTC Communities – 5200 W Herriman Rose Blvd – Proposed Development of 106 Townhomes and 42 Single Family lots – Acres: 17.99 – Zone: MU-2 (**HEARING**)

Bryn McCarty explains that this development is in the town center and turns the time over to Matt Watson for his presentation. Chair Hill notes that 2.4 is the subdivision and 2.5 is the condition.

Matt Watson, HTC Communities, orients the commission with a plat map and site plan. He reviews the details of this proposed development and briefly describes set backs, sizes of roads and cross sections for public and private roads. He explains that homes will front the street instead of backing it and that on street parking is allowed. He then shows proposed elevations for the product type. A lengthy discussion about the elevations took place between commission, staff and the applicant.

8:42:51 PM Chair Hill opens up the meeting for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

David Watts, 14461 S. Windom Road, is concerned with the roads in this area restricting fire access and garbage access. He is also concerned with availability of parking.

8:45:12 PM Chair Hill closes public comment.

Planning Supervisor, Bryn McCarty asks Matt to address the road width in this development. Matt Watson responds that this cross section is the city standard. The difference is parkstrip and sidewalk. A brief discussion between commission and the applicant ensued.

Chair Hill asks for more parking stalls on the north end of the development. Commissioner Clint Smith comments that he doesn't think three story buildings are necessary at the front of this development to provide a buffer from the adjoining development. A brief discussion about the elevations ensued. The consensus among the commission was to not include the three story product type. Parking was a concern and fencing requirements were discussed.

Bryn McCarty requests further detail on single family elevations.

Commissioner Wade Thompson **MOVES** to continue this item to the next meeting on July 17, 2014 to allow the applicant to look at changing the three story product to the two story product and to look at as much parking as they can get in the complex.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.

Motion carried.

2.5 9:10:55 PM **14Co8-18** – HTC Communities – 5200 W Herriman Rose Blvd – Final master plan approval of 106 Townhomes and 42 Single Family lots – Acres: 17.99 – Zone: MU-2

Commissioner Wade Thompson **MOVES MOVES** to continue this item to the next meeting on July 17, 2014 to allow the applicant to look at changing the three story product to the two story product and to look at as much parking as they can get in the complex.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.

Motion carried.

9:11:43 PM Chair Hill calls for a brief break.

- 2.6 9:23:43 PM **11S14** – HTC Communities – 5020 W Herriman Rose Blvd – Proposed Development of 80 Townhomes – Acres: 5.17 – Zone: MU-2 (**HEARING**) talking about this item and the next item 2.7 together.

Matt Watson, HTC Communities, describes the proposal and orients the council with a plat map, site plan and elevations.

9:32:38 PM Chair Hill opens up the meeting for the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

David Watts, 14461 S. Windom Road, is concerned with the narrow roads and the on street parking.

Linda Hill, 5677 W. Cottage Rose Circle, asks the commission about on street parking during the winter and if there will still be enough stalls for every unit.

Adam Jacobson, 13331 S Shauna Lane, wonders what the rear elevations look like.

9:35:13 PM Chair Hill closes public comment.

A discussion amongst the commission and applicant regarding elevations and layout of the development took place. Concerns of parking were voiced. Consensus of council was that they like the elevations.

Commissioner Jessica Morton **MOVES** to approve this item with requirements outlined by staff.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.

Motion carried.

- 2.7 9:49:12 PM **14Co8-17** – HTC Communities – 5020 W Herriman Rose Blvd – Final master plan approval of 80 Townhomes – Acres: 5.17 – Zone: MU-2

Bryn McCarty, Planning Supervisor reviews conditions for this proposal.

Commissioner Clint Smith **MOVES** to approve this item with all of the requirements as outlined by staff.

Commissioner Tony DiConza **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
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Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.
Motion carried.

2.8 [9:50:52 PM](#) **12S12** – Bach Homes – 13395 S 7300 W – Proposed Subdivision
Extention for Sunrise Pointe Phase 2

Bryn McCarty, Planning Supervisor reminds the commission that subdivisions expire automatically after two years if they don't record a plat. Staff does an automatic extension of one year, but if they want two years it requires them to come to the planning commission. The applicant wants an extension for two years, no new conditions.

Commissioner Blayde Hamilton expresses concern with giving them an extension because of the difficulty with prior issues regarding density. Bryn explains that she will give them a one year extension regardless.

Commissioner Blayde Hamilton **MOVES** to deny this item.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	No
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.
Motion carried.

2.9 [9:55:17 PM](#) **11Z14** – Herriman City – Text Change to add Convenience Store to the Commercial Zone (C-2) and the Manufacturing Zone (M-1) **HEARING**

Bryn McCarty, Planning Supervisor explains that this ordinance just is old and needs to be updated. The uses listed no longer apply.

[9:56:29 PM](#) Chair Hill opens up the meeting for the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

[9:56:51 PM](#) Chair Hill closes public comment.

Commissioner Wade Thompson **MOVES** to approve this item.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes
Commissioner Blayde Hamilton	Yes

Vote passed.
Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

4. **ADJOURNMENT:**

Chair Hill calls for a motion to adjourn.

Commissioner Clint Smith **MOVES** to adjourn the meeting at [9:57:34 PM](#)

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Thursday, **June 26, 2014** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **July 17, 2014** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 19, 2014. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder